Nature of Project:
Remove side porch, construct side porch; convert door to window; install new door opening

APPLICANT:
PEDRO GARCIA
INTRODUCTION TO THE APPLICATION

Historic District: PRINCE HALL HISTORIC DISTRICT
Zoning: HOD-G
Nature of Project: Remove side porch; construct side porch; convert door to window; install new door opening
Staff Notes:
• COAs mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.3</td>
<td>Site Features and Plantings</td>
<td>Remove side porch; construct side porch</td>
</tr>
<tr>
<td>2.6</td>
<td>Exterior Walls</td>
<td>Convert door to window; install new door opening</td>
</tr>
<tr>
<td>2.7</td>
<td>Windows and Doors</td>
<td>Convert door to window; install new door opening</td>
</tr>
<tr>
<td>2.8</td>
<td>Entrances, Porches, &amp; Balconies</td>
<td>Remove side porch; construct side porch</td>
</tr>
</tbody>
</table>

STAFF REPORT

Based on the information contained in the application and staff’s evaluation:

A. Removing a side porch and constructing a side porch are not incongruous in concept according to Guidelines 1.3.1, 1.3.6, 1.3.8, 1.3.12, 2.8.1, 2.8.9, 4.2.7, 4.2.8, and the following suggested facts:

1* In the Historic Overlay District report for the Prince Hall Historic District, the property is described as a: “One-story, two-bay frame house with vinyl siding, an asphalt-shingled gable roof, a front porch with replacement roof, metal supports on brick pedestals, and a metal balustrade, 6/6 windows, and a picture window. Cornice returns and water table remain.” It is identified as contributing.

2* The applicants propose to remove the existing side porch and entry. Photographs detailing the current condition of the porch were provided.
3* The existing porch is located at the rear of the property and, based on Sanborn Fire Insurance surveys, appears to be a later addition.

4* The existing porch and stairs are oriented toward the rear of the property. The proposed porch is oriented towards the street.

5* The proposed porch is moved further south along the west façade into the historic part of the house. This is a traditional location for a side entry.

6* The new porch appears to be in the location of an existing HVAC unit. No information is provided as to the new location of the unit.

7* No information was provided on the height or design details of the porch railing. The image provided is for deck construction, not appropriate for side porches.

8* A shed roof is proposed above the side entry. Dimensions and materials were not provided.

B. Converting a door to window and installing a new door opening are not incongruous in concept according to Guidelines section 2.6.2, 2.6.8, 2.7.2, 2.7.9, 2.7.11, 1.6.6, 1.6.7, 1.6.8, 1.6.9, 1.6.10, 1.6.11, 1.6.12, and the following suggested facts:

1* The existing side porch door is proposed to be converted to a window to match the existing windows. The windows were approved for replacement through minor work COA 174-18-MW. All but two windows were already replacement windows. The windows on the front façade were not included in the Minor Work COA.

2* No information was provided as to how the siding would be installed in the space around the new window.

3* A door is proposed to be installed with the proposed side porch. The location is on a side façade of the structure, but it is located within the original form of the historic house.

4* Specifications were not provided for the proposed new side door or the replacement of the front door.

5* No information was provided as to if any exterior lighting will be installed.

Staff suggests that the committee approve the application with the following conditions:

1. That the siding be woven in to the existing siding where the door is to be removed.

2. That the porch railings have the appearance of inset pickets.

3. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
a. Measured, scaled drawings of the existing and proposed design the west facade;
b. Materials and specifications for the porch roof and roofing materials;
c. Detail and section drawings of the porch railing.

4. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
   a. HVAC unit new location;
   b. Doors;
   c. Exterior lighting, and location on building, if any.
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

ML Minor Work (staff review) – 1 copy
[✓] Major Work (COA Committee review) – 10 copies
  □ Additions Greater than 25% of Building Square Footage
  □ New Buildings
  □ Demo of Contributing Historic Resource
  □ All Other

[ ] Post Approval Re-review of Conditions of Approval

For Office Use Only

<table>
<thead>
<tr>
<th>Transaction #</th>
<th>COA-0100-2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>File #</td>
<td></td>
</tr>
<tr>
<td>Fee</td>
<td>$152</td>
</tr>
<tr>
<td>Amount Paid</td>
<td>$152</td>
</tr>
<tr>
<td>Received Date</td>
<td>10/18/18</td>
</tr>
<tr>
<td>Received By</td>
<td>CMCCoy</td>
</tr>
</tbody>
</table>

Property Street Address: 213 S East Street Raleigh

Historic District

Historic Property/Landmark name (if applicable)

Owner’s Name: Ricky Esclava

Lot size: 3,540 sq ft, 100 ft (width in feet) x 30 ft (depth in feet)

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e., both sides, in front (across the street), and behind the property) not including the width of public streets or alleys (Label Creator).

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
I understand that all applications that require review by the commission’s Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

<table>
<thead>
<tr>
<th>Type or print the following:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
</tr>
<tr>
<td>Pedro Gascio</td>
</tr>
<tr>
<td>Mailing Address</td>
</tr>
<tr>
<td>7932 Faithystone Dr. Raleigh NC 27615</td>
</tr>
<tr>
<td>City</td>
</tr>
<tr>
<td>Raleigh</td>
</tr>
<tr>
<td>State</td>
</tr>
<tr>
<td>N.C.</td>
</tr>
<tr>
<td>Zip Code</td>
</tr>
<tr>
<td>27615</td>
</tr>
<tr>
<td>Date</td>
</tr>
<tr>
<td>10/28/18</td>
</tr>
<tr>
<td>Daytime Phone</td>
</tr>
<tr>
<td>919-868-1718</td>
</tr>
<tr>
<td>Email Address</td>
</tr>
<tr>
<td><a href="mailto:avantige@gmail.com">avantige@gmail.com</a></td>
</tr>
<tr>
<td>Applicant Signature</td>
</tr>
</tbody>
</table>

Will you be applying for rehabilitation tax credits for this project? □ Yes □ No

Did you consult with staff prior to filing the application? □ Yes □ No

---

**Design Guidelines** - Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Relocated the side door and deck.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Install a window on the old door opening.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Replace the front door.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Install a new door on the side.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Paint the post, railings and baluster white.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Stain decking floor grey.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Note: All paperwork is already submitted.</td>
</tr>
</tbody>
</table>
**Minor Work Approval (office use only)**

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until ___________________. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) ___________________________ Date ___________________________

<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attach 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</td>
<td>YES</td>
</tr>
</tbody>
</table>

**Minor Work** (staff review) – 1 copy

**Major Work** (COA Committee review) – 10 copies

1. **Written description.** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)

   √

2. **Description of materials** (Provide samples, if appropriate)

   □

3. **Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.**

   √

4. **Paint Schedule** (if applicable)

   □ □

5. **Plot plan** (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.

   □

6. **Drawings** showing existing and proposed work
   - □ Plan drawings
   - □ Elevation drawings showing the façade(s)
   - □ Dimensions shown on drawings and/or graphic scale (required)
   - □ 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.

   □ □

7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the Label Creator to determine the addresses.

   √ □

8. **Fee** *(See Development Fee Schedule)*

   √
FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY

( ) IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA

as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243

1703

J

Community # Parcel Suffix

Professional Land Surveyor

N/P TRIANGLE GREEN PROPERTIES LLC
DB 13285, PG 930

N/P LCSM SERVICE GROUP LLC
DB 14411, PG 1560

CHAIN LINK FENCE (YP)

S 65°52'31" W

116°02' ALONG THE NORTH R/W OF E. SOUTH STREET TO ITS INTERSECTION WITH THE EAST R/W OF S. BLOUNT STREET

CONC WALK 32 FT

CONC SIDEWALK

OVERHEAD SERVICE

E. SOUTH STREET

(66' R/W)

LI

STEPS INTO STREET R/W

DECK

OVERHEAD SERVICE

CONC WALK

1. Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision;

and that the error of closure as determined by latitudes and depatures is 1/10,000++;

that the boundaries not surveyed are shown as broken lines plotted from information found in Book ___, Page ___;

that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this 16th day of December 2015.

Signed

RICKY M.

ESLAVA

TURNING POINT

SURVEYING PLLC

4113 JOHN S. RABOTEAU WYND

RALEIGH, NORTH CAROLINA 27612

FAX (800)948-0213 PH (919)781-0234

License No: P-0121

https://mail.google.com/mail/u/0/#!/search/veslereric%40gmail.com/FMfgqwx6jXIMsGVh-MpCwFwTswjZdGf?projector=1&messagePartId=0.1
Side Deck Materials

Self Standing deck

Concrete Footings 12 x 12 x 24D
4 x 4 Post
2 x 10 Support beam (girder)
2 x 8 Floor Joist
2 x 12 Stringer
1 x 8 Raisers
5/4 x 6 Treat
5/4 x 6 Floor Decking
2 x 4 Railings
2 x 2 Balusters
2 x 4 Top Rail
2 x 6 Cap Rail

Note: Railings, post and balusters will be painted white
213 Front Porch Materials

Columns: the columns will be rape with 1x wood boards

Railings: railings will made in wood

2x4 railings with a 2x6 cap rail

2x2 balusters

Note: all wood work will be painted white
Front window & Door.
Left side

Proposed window

Window 7

[Image of a building with annotations]

[Additional details as needed]
Proposed door. Left side.